

CITY OF DEER PARK

Variance



LN-000716-2026

PERMIT #: LN-000716-2026

PROJECT:

ISSUED DATE:

EXPIRATION DATE:

PROJECT ADDRESS:

1905 N WILDFLOWER DR

OWNER NAME:

CONTRACTOR:

K. Hovnanian Houston Division, LLC

ADDRESS:

ADDRESS:

13105 Nw Freeway Suite 400,

CITY:

CITY:

Houston

STATE:

STATE:

TX

ZIP:

ZIP:

77040

PHONE:

(713)460-6262

PROJECT DETAILS

PROPOSED USE:

SQ FT:

0

DESCRIPTION: Variance Request Of 4' To The Rear Building Line.

VALUATION:

\$0.00

PAID

APR 28 2026

PERMIT FEES

TOTAL FEES:

\$250.00

PAID:

\$250.00

BALANCE:

\$0.00

ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- ALL WORK MUST COMPLY WITH THE BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL CODES ADOPTED BY THE CITY OF DEER PARK AT THE TIME THE PERMIT IS ISSUED.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENT
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISION LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LA' REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Mona Mulligan

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

4/28/26

DATE

[Signature]

REVIEWED FOR CODE COMPLIANCE BY

4.28.26

DATE

TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270

ALL REINSPECTIONS ARE SUBJECT TO A \$45.00 REINSPECTION FEE

You can request a morning or afternoon inspection and we will do our best to accommodate you but there are no guarantees, it will depend on the volume of inspections scheduled that day.

710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks



April 28, 2026

Planning and Zoning Commission
City of Deer Park
710 E. San Augustine
Deer Park, Texas 77536

Re: Variance Request for Lot 10, East Meadows Place, Section 2
1905 N. Wildflower Drive

To Whom It May Concern,

I am writing to respectfully request a variance to allow a proposed improvement on the property located at 1905 N. Wildflower Drive to encroach into the 20' rear building line. The improvement I am seeking approval for is the rear of the home to extend approximately 4 feet into the rear setback.

This variance is necessary due to irregular lot shape and accessibility to the third car garage which makes it difficult to place the improvement elsewhere on the property without creating functional or safety issues. The requested encroachment will not negatively impact neighboring properties, drainage patterns or public utilities.

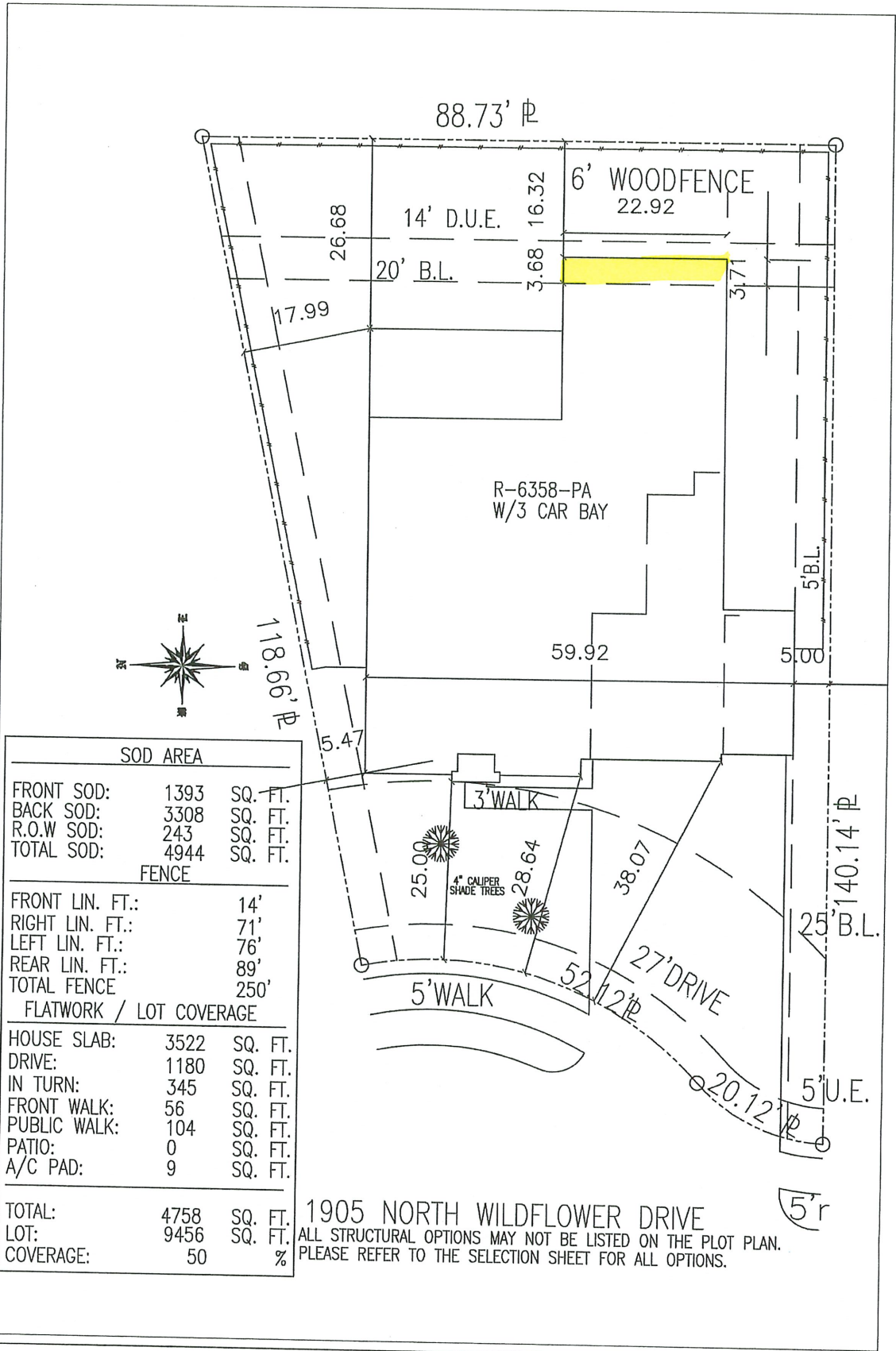
The proposed improvement is consistent with the character of the neighborhood and will enhance the usability of the property while maintaining the intent of the zoning ordinance. We will comply with all other applicable building codes, permitting requirements, and inspection processes.

I respectfully request the Board's consideration and approval of this variance. Please let me know if any additional documents are needed to complete the review. I am happy to provide any further information.

Thank you for your time and consideration,

A handwritten signature in blue ink that reads 'Mona Milligan'.

Mona Milligan
Operations Center Manager
K. Hovnanian Homes
13105 NW Freeway, Suite 400
Houston, TX 77040
mmilligan@khov.com
713460-6215



SOD AREA		
FRONT SOD:	1393	SQ. FT.
BACK SOD:	3308	SQ. FT.
R.O.W SOD:	243	SQ. FT.
TOTAL SOD:	4944	SQ. FT.
FENCE		
FRONT LIN. FT.:	14'	
RIGHT LIN. FT.:	71'	
LEFT LIN. FT.:	76'	
REAR LIN. FT.:	89'	
TOTAL FENCE	250'	
FLATWORK / LOT COVERAGE		
HOUSE SLAB:	3522	SQ. FT.
DRIVE:	1180	SQ. FT.
IN TURN:	345	SQ. FT.
FRONT WALK:	56	SQ. FT.
PUBLIC WALK:	104	SQ. FT.
PATIO:	0	SQ. FT.
A/C PAD:	9	SQ. FT.
TOTAL:	4758	SQ. FT.
LOT:	9456	SQ. FT.
COVERAGE:	50	%

1905 NORTH WILDFLOWER DRIVE
 ALL STRUCTURAL OPTIONS MAY NOT BE LISTED ON THE PLOT PLAN.
 PLEASE REFER TO THE SELECTION SHEET FOR ALL OPTIONS.



ADDRESS
 1905 NORTH WILDFLOWER DRIVE

JOB NO.
 235010023(010)

DATE
 4/23/2026

SUBDIVISION
 EAST MEADOW PLACE

PLAN NO.
 R-6358-PA

GARAGE

D.B.
 JAC/PRD

C.B.

SCALE
 1"=20'

LOT
 10

BLOCK
 1

SECT.
 2

"The information contained in this plot plan is subject to reasonable construction tolerances and is subject to change without notice. Notwithstanding, K. Hovnanian Homes will comply with all building codes and easements applicable to this subdivision and address"